003.A	0004	0005.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	580,900	/	580,900
USE VALUE:	580,900	/	580,900
ASSESSED:	580,900	/	580,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		VARNUM ST, ARLINGTON

OWNERSHIP

Unit #: A

Owner 1:	ZEITLER MICHELLE S/ TRUSTEE
Owner 2:	MICHELLE S ZEITLER 2021 REVOCA
Owner 3:	TRUST
Street 1:	15 VARNUM ST UNIT A
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ZEITLER MICHELLE S -
Owner 2:	-
Street 1:	32 UPLAND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Wood Shingle Exterior and 1004 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	580,900			580,900
Total Card	0.000	580,900			580,900
Total Parcel	0.000	580,900			580,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 578.59 | /Parcel: 578.59

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 290081
GIS Ref:
GIS Ref:
Insp Date: 07/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 003.A-0004-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	580,900	0	.		580,900		Year end	12/23/2021
2021	102	FV	565,300	0	.		565,300		Year End Roll	12/10/2020
2020	102	FV	557,400	0	.		557,400	557,400	Year End Roll	12/18/2019
2019	102	FV	565,700	0	.		565,700	565,700	Year End Roll	1/3/2019
2018	102	FV	502,900	0	.		502,900	502,900	Year End Roll	12/20/2017
2017	102	FV	460,400	0	.		460,400	460,400	Year End Roll	1/3/2017
2016	102	FV	426,000	0	.		426,000	426,000	Year End	1/4/2016
2015	102	FV	389,000	0	.		389,000	389,000	Year End Roll	12/11/2014

!15497!

PRINT

Date	Time
12/30/21	20:51:24

LAST REV

Date	Time
05/05/21	14:12:07
mmcmakin	

USER DEFINED

Prior Id # 1:	3025
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15497

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZEITLER MICHELL	161-40	2	4/23/2021	Convenience	1	No	No		M DEED
JAMES EMILY A,	111-112		4/23/2010		390,000	No	No		
ELEFSON ROBERT/	103-93		4/25/2008		390,000	No	No		
ELEFSON ROBERT/	36-21		11/15/2007	Family		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/15/2007	698	Siding	8,500					repair siding and
7/13/2007	565	Add Bath	85,000					renovate 3 kitchen

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2018	Measured	DGM	D Mann
2/1/2018	Mail Update	EMK	Ellen K
1/24/2008	External Ins	BR	B Rossignol
10/14/1999	Inspected	267	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	267	PATRIOT
8/25/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7938													G9			

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G9	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	33.299999237
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99960202
Adj $ / SQ:	411.586
Other Features:	90000
Grade Factor:	1.10
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	608911
Depreciation:	28010
Depreciated Total:	580901

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	498.02
Special Features:	0	Val/Su Net:	578.59
Final Total:	580900	Val/Su SzAd	578.59

SKETCH

UnSketched SubAreas:
GLA: 1004,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,004	411.590	413,232

Net Sketched Area:	1,004			Total:	413,232
Size Ad	1004	Gross Area	1004	FinArea	1004

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.A-0004-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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